



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01129

Public Hearing Item 16

Title: (Housing Authority/City Council) Approval of Vacant Lot Disposition Strategy and Sale of 210 Nimitz Street Property (Noticed 09/29/2016)

Recommendation: Pass 1) a **Housing Authority Resolution** a) approving the Vacant Lot Disposition Strategy and authorizing the Executive Director, or her designee, to take all actions necessary to implement the strategy; b) authorizing the Executive Director to apply for grants for eligible activities required for the development or disposition of Future Opportunity Sites; c) approving an amendment to the Sacramento Housing and Redevelopment Agency (Agency) budget which includes the ability to accept sale proceeds and allocate sale proceeds to the funding source used for the original purchase, d) authorizing the Executive Director to apply to the United States Department of Housing and Urban Development (HUD) for the removal of HUD Declaration of Trusts as recorded against certain properties, and e) make related environmental findings; and 2) a **City Council Resolution** a) approving the Vacant Lot Disposition Strategy, b) authorizing the Agency to take all actions necessary to dispose of 210 Nimitz Street at fair market value, c) amending the Agency budget to accept and allocate sale proceeds to the funding source used for the original purchase of 210 Nimitz Street, and d) making related environmental findings.

Location: Districts 2, 3, 4, 5, 6, and 8

Contact: Christine Weichert, SHRA Assistant Director, Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Presenter: Celia Yniguez, SHRA Program Manager, Development, Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency

Attachments:

- 1-Description/Analysis
- 2-Housing Authority Resolution
- 3-City Council Resolution
- 4-Exhibit A - Vacant Lot Disposition Strategy

Description/Analysis

Issue Detail: The Housing Authorities of the City and County of Sacramento and the Sacramento Housing and Redevelopment Agency (Agency) own a total of sixty-one (61) vacant lots. These properties were acquired: 1) by the former Redevelopment Agencies to provide site assembly for affordable housing developments and/or the elimination of physical and social blight in former Redevelopment Areas, 2) by the Housing Authority for use as public housing or potential development sites, or 3) by the Agency through the Neighborhood Stabilization Program. Fifty-three (53) of the 61 lots are located in the City and owned by the Housing Authority of the City of Sacramento and the Sacramento Housing and Redevelopment Agency. The remaining eight lots are owned by the Housing Authority of the County of Sacramento. The information provided in this report is regarding the 53 lots located in the City.

In 2012, all redevelopment agencies were dissolved in California, including the City of Sacramento Redevelopment Agency. The Sacramento City Council designated the Housing Authority as the local body to retain the Redevelopment Agency's housing assets and functions. As a result, there are 38 former Redevelopment Agency owned lots now under the ownership of the Housing Authority.

There are an additional 12 vacant lots owned by the Housing Authority which were not acquired as a part of redevelopment efforts. These include: 1) five single family homes that were once utilized as public housing units but have been demolished due to major systems/structures reaching the end of their useful life, and rehabilitation costs exceeding the amount that the United States Department of Housing and Urban Development (HUD) would reimburse, 2) three properties on Carol Gables Court that were purchased for the development of affordable housing, and 3) four properties on A Street which were purchased by the City Housing Authority to house a future social service complex.

Finally, three lots were purchased under the Neighborhood Stabilization Program (NSP) for site assembly and development. As part of the NSP Property Recycling Program (PRP), approved by the City Council in 2009, the Agency was authorized to purchase bank-owned real estate for redevelopment, demolition, and land banking for future redevelopment efforts.

Vacant Lot Disposition Strategy

This report recommends approval of the Vacant Lot Disposition Strategy (Strategy) which utilizes a comprehensive approach to selling underutilized vacant lots and developing affordable housing (see Exhibit A).

Over the last few months, staff conducted an analysis to determine how to dispose of the 53 City lots. As part of this process, staff reviewed the proximity of each lot to other housing

authority properties, acquisition funding source, size and configuration, zoning, adjacent uses, regulatory restrictions, and environmental issues. The three categories which resulted from the analysis were: Immediate Sale, Affordable Housing Opportunity Sites, and Future Opportunity Sites. A summary of the proposed strategy for each of these categories is outlined below and a detailed description is included in Exhibit A.

Immediate Sale: Five City lots zoned residential and mixed-use with minimal obstacles to disposition are proposed to be offered for immediate sale. Staff is proposing to sell properties located at 1737 Kathleen Ave., 210 Nimitz St., 2936 and 2942 38th St., and 716 Acacia Ave. at fair market value utilizing a real estate broker. Individual lot sale prices are estimated to be less than \$100,000 each. In the event the sale price is more than \$100,000 for one lot, the sales agreement will be presented for Housing Authority Board approval.

Affordable Housing Opportunity Sites: In this category, there are three large City residential development sites composed of one or more lots. These include Broadway/39th Street (five lots), Coral Gables (three lots), and Donner Field (one lot), and one City/County residential development site, known as the San Juan Motel site (five City lots). Additionally there are 14 vacant single family lots located in the Oak Park and Del Paso Heights neighborhoods.

By the end of 2016, staff anticipates issuing a Request for Proposals (RFP) for development of the single family lots. Due to regulatory restrictions on these lots, any new homes developed on these lots must be sold to owner occupants who are income eligible (110% of Area Median Income or less).

Staff will begin a competitive process to select developers for two of the sites in the coming year. Public participation will be a key component of the process. Staff will begin by issuing RFP for two sites which are: Broadway and 39th Avenue, and Coral Gables. Two sites, San Juan and Donner Field, will require a longer time period to prepare for development. The San Juan site requires planning coordination, and the Donner Field site is currently leased to a charter school.

Future Opportunity Sites: Twenty City lots require environmental remediation, title issue clearance, or HUD disposition approval prior to sale. Upon resolution of the issues, six of these properties (which are scattered sites) will be sold at fair market value utilizing a real estate broker or made available through an RFP. These properties are located at 1224 D St., 3195 Western Ave., 4137 Rio Linda Blvd., 470 Carroll Ave., 7045 24th St., and 58 Arden Way. An RFP will be issued for the Rio Linda Blvd., (10 lots) and A St. (four lots) sites once environmental issues have been resolved.

It should be noted that the properties on A Street and 58 Arden Way are commercially zoned. It is anticipated that the future use of the A Street site will be consistent with its current zoning. Staff is seeking to clear the 58 Arden Way site for sale, but due to historic groundwater contamination at the site from an off-site source, a non-residential land use restriction will be permanently recorded on the property.

Policy Considerations: Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998. The disposition of the subject property is consistent with the amended approved Public Housing Agency Annual Plan, the 2007 Housing Authority Asset Repositioning Strategy, and the HUD Notice PIH 2008-017 (HA) which provides guidance on disposition of certain public housing program assets under public housing asset management.

The recommended actions are consistent with a) the 2013-2021 Housing Element, provides a variety of quality housing types, adequate housing sites and for opportunities for all households, ownership opportunities for modest income workers, and supports quality infill development (Resolution No. 2013-415); and b) the Sacramento Promise Zone Plans and Goals, Sustainably Built Community sub-goal to increase housing types and transit growth to promote livability and connectivity within the Promise Zone (Resolution No. 2015-263).

Public noticing is required for the sale of the seven properties in the Immediate Sale category and the nine scattered sites in the Future Opportunity Sites category. This is a requirement per federal law for the housing authority properties and per redevelopment law for those purchased by the former redevelopment agency.

Economic Impacts: Not applicable

Environmental Considerations:

California Environmental Quality Act (CEQA): The group of properties identified as "Immediate Sale" and nine properties in the "Future Opportunity Sites: Scattered Single Family Sites" are exempt under CEQA pursuant to Guidelines Section 15332, "In-fill Development Projects", Section 15312, "Surplus Government Property Sales", or Section 15194, "Affordable Housing Exemption".

The group of properties identified as "Affordable Housing Opportunity Sites" and the Rio Linda Boulevard and A Street Sites in the "Future Opportunity Sites" will undergo future environmental authorizations prior to sale or development.

The approval of the Vacant Lot Disposition Strategy and associated budget amendments are a general procedure making action and not considered a project under CEQA pursuant to Section 15378(b) (2) of the State CEQA Guidelines, “general policy and procedure making”, and 15378(b) (4), “fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment”.

Sustainability Considerations: Development of vacant lots is considered to be infill development and has been reviewed for consistency with the goals, strategies and policies of the 2035 General Plan. Future development on these sites will advance the following goal, strategy and policy included in the General Plan Housing Element: *Strategies and Policies for Conserving Energy Resources - Climate Action Plan*. Subsection 7.2 - Title 24 of the California Code of Regulations contains California’s building standards for energy efficiency.

Other: Activities identified in the Vacant Lot Disposition Strategy do not involve the expenditure of federal funds, and as such, are exempt from environmental review under the National Environmental Policy Act (NEPA). The property at 210 Nimitz is an Agency owned property and the disposition of this property has been determined to be exempt under NEPA pursuant to 24 CFR §58.34(a)(12). Individual property dispositions which require the use of federal funding will undergo separate environmental review subject to the provisions of 24 CFR Part 58.

Commission Action: At its meeting of September 21, 2016, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Raab, Macedo, Morgan, Staajabu

NOES: None

ABSENT: Painter, Rios, Simas

Rationale for Recommendation: Pursuant to AB 26, the disposition of former redevelopment assets must take place. Many factors were considered to determine each property recommendation included in the Vacant Lot Disposition Strategy. This strategy will allow for the immediate sale and development of properties and release of RFPs for affordable housing in the near term thereby creating housing opportunities.

Financial Considerations: This report recommends that proceeds from any property sale be returned to the funding source used for the acquisition. The funding sources used include the

following: 1) Low and Moderate Income Housing Tax Increment (TI) funds; 2) Neighborhood Stabilization Program; 3) Community Development Block Grant; and 4) Housing Authority.

M/WBE and Section 3 Considerations: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding to maintain that federal funding. Section 3 requirements will be applied to the extent as may be applicable.

RESOLUTION NO. 2016 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE VACANT LOT DISPOSITION STRATEGY; SALE OF 210 NIMITZ, SACRAMENTO; ENVIRONMENTAL FINDINGS

BACKGROUND

- A. The former Redevelopment Agency purchased property to assemble parcels for residential and commercial development, and the elimination of physical and social blight.
- B. In 2011 the California Legislature enacted AB 1X26, which, coupled with a subsequent decision of the State Supreme Court, resulted in the dissolution of redevelopment agencies as of February 1, 2012.
- C. The Sacramento Housing and Redevelopment Agency (Agency) is a joint powers agency created to eliminate duplicate staffing efforts and to manage and administer federal housing and community development programs on behalf of the City and County of Sacramento.
- D. The Agency evaluated all the vacant lots and prepared a Vacant Lot Disposition Strategy consistent with Health and Safety Code Sections 34671, 34312.3, and 34315.7, and applicable United States Department of Housing and Urban Development (HUD) requirements.
- E. There are sixty-one (61) vacant lots that comprise the Vacant Lot Disposition Strategy. The Agency owns one (1), the Housing Authority of the City of Sacramento owns fifty-two (52), and the Housing Authority of the City of Sacramento owns (8). The lot owned by the Agency is located at 210 Nimitz Street, Sacramento (APN 238 0072 009 0000).
- F. In 2008, the Neighborhood Stabilization Program 1 (NSP1) was approved by City Council Resolution 2008-691.
- G. The Agency purchased 210 Nimitz Street through the NSP1 Vacant Properties Program and has determined that disposition is an eligible use as it meets a Community Development Block Grant national objective.
- H. The disposition action described as part of this resolution action meets the NSP1 goal of revitalizing neighborhoods through the strategic redevelopment of vacant properties.

- I. A properly noticed hearing for this action has been held in accordance with Health and Safety Code Sections 33431, 34312.3.
- J. California Environmental Policy Act (CEQA): The disposition group of properties identified as “Immediate Sale”, including 210 Nimitz, and six properties in the “Future Opportunity Sites: Scattered Single Family Sites” are exempt under CEQA pursuant to Guidelines Section 15332, “In-fill Development Projects”, Section 15312, “Surplus Government Property Sales”, or Section 15194, “Affordable Housing Exemption”.

The disposition group of properties identified as “Affordable Housing Opportunity Sites” and the Rio Linda Boulevard and A Street Sites in the “Future Opportunity Sites” category will undergo future environmental authorizations prior to sale or development.

The approval of the Vacant Lot Disposition Strategy and associated budget amendments are not considered a project under CEQA pursuant to Section 15378(b)(2) of the State CEQA Guidelines, “general policy and procedure making”, and 15378(b)(4), “fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment”.

- K. National Environmental Policy Act (NEPA): Activities identified in the Vacant Lot Disposition Strategy do not involve the expenditure of federal funds and therefore NEPA is not applicable. The property at 210 Nimitz is an Agency owned property and the disposition of this property has been determined to be exempt under NEPA pursuant to 24 CFR §58.34(a)(12).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. All of the evidence having been duly considered, the findings outlined above, including the environmental findings, are found to be true and correct and are hereby adopted.
- Section 2. The Vacant Lot Strategy, attached as Exhibit A, is approved.
- Section 3. The Agency is authorized to take all actions necessary to dispose of 210 Nimitz Street at fair market value, including engaging brokerage and appraisal services, and the execution of commercially reasonable purchase and sale agreements subject to approval as to form by Agency counsel.
- Section 4. The Agency is authorized to amend the Agency budget, accept sale proceeds, and allocate sale proceeds to the funding source used for the original purchase of 210 Nimitz Street.

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Exhibit A - Vacant Lot Disposition Strategy

RESOLUTION NO. 2016 -

Adopted by the Housing Authority of the City of Sacramento

on date of

APPROVAL OF THE VACANT LOT DISPOSITION STRATEGY; AUTHORIZATION TO SELL CERTAIN, IDENTIFIED PROPERTIES AND MAKE BUDGET AMENDMENTS RELATED THERETO; ENVIRONMENTAL FINDINGS

BACKGROUND

- A. The Housing Authority (Authority) purchased property to provide housing for low-income residents.
- B. The former Redevelopment Agency purchased property to assemble parcels for residential and commercial development, and aid in the the elimination of physical and social blight.
- C. In 2011 the California Legislature enacted AB 1X26, which, coupled with a subsequent decision of the State Supreme Court, resulted in the dissolution of redevelopment agencies as of February 1, 2012.
- D. Pursuant to Health and Safety Code Section 34176, City Resolution No. 2012-018, and Housing Authority Resolution No. 2012-001, the City of Sacramento designated the Authority as the local authority to retain the housing assets and housing functions previously performed by its Redevelopment Agency and the Housing Authority elected to serve in that role.
- E. The Authority evaluated all the vacant lots and prepared a Vacant Lot Disposition Strategy consistent with Health and Safety Code Section 34176 and applicable United States Department of Urban Development (HUD) requirements.
- F. There are sixty-one (61) vacant lots included in the Vacant Lot Disposition Strategy. The Authority owns fifty-two (52), the Housing Authority of the County of Sacramento owns eight (8), and the Sacramento Housing and Redevelopment Agency owns one (1).
- G. The Housing Authority has determined that the properties included in the Disposition Strategy are not required for its foreseeable needs (Health and Safety Code Section 34315.7).
- H. A properly noticed hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433 regarding those residential properties formerly owned by the Redevelopment Agency before its dissolution.
- I. Proper notice of this hearing is also in accordance with Health and Safety Code Section 34312.3.

- J. California Environmental Quality Act (CEQA): The group of properties identified as “Immediate Sale”, and six properties in the “Future Opportunity Sites: Scattered Single Family Sites” are exempt under CEQA pursuant to Guidelines Section 15332, “In-fill Development Projects”, Section 15312, “Surplus Government Property Sales”, or Section 15194, “Affordable Housing Exemption”.

The group of properties identified as “Affordable Housing Opportunity Sites” and the Rio Linda Boulevard and A Street Sites in the “Future Opportunity Sites” category will undergo future environmental authorizations prior to sale or development.

The approval of the Vacant Lot Disposition Strategy and associated budget amendments are not considered a project under CEQA pursuant to Section 15378(b)(2) of the State CEQA Guidelines, “general policy and procedure making”, and 15378(b)(4), “fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment”.

- K. National Environmental Policy Act (NEPA): Activities identified in the Vacant Lot Disposition Strategy do not involve the expenditure of federal funds, and, therefore NEPA is not applicable. The property at 210 Nimitz is an Agency owned property and the disposition of this property has been determined to be exempt under NEPA pursuant to 24 CFR §58.34(a)(12). Disposition of other properties which require the use of federal funding will undergo separate environmental review subject to the provisions of 24 CFR Part 58.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. All of the evidence having been duly considered, including but not limited to environmental statements in the background above, are found to be true and correct and are hereby adopted.

Section 2. The Vacant Lot Disposition Strategy (Exhibit A) is approved, and the Executive Director, or designee, is authorized to take all actions necessary in the Vacant Lot Disposition Strategy’s implementation as outlined below.

- a. “Immediate Sale” (Sell Now) (Exhibit A, Section 1): The Executive Director, or designee, is authorized to take all actions necessary to remove any deed restriction on the properties, solicit and award contracts necessary to market and sell these properties, including but not limited to appraisal and brokerage services. Authorization is given to dispose of the following Housing Authority of the City owned properties:
1737 Kathleen Avenue
2936 38th Street
2942 38th Street
716 Acacia Avenue

- b. “Affordable Housing Opportunity Sites” (Exhibit A, Section 2): The Executive Director, or designee, is authorized to issue Request for Proposals (RFPs) for the development of these sites for residential use and return to the governing boards with recommendations for site development. Sites include 28 vacant lots located at: Broadway and 39th Streets; Coral Gables; Donner Field; San Juan, and 14 Scattered Single Family lots in Oak Park and Del Paso Heights.

- c. “Future Opportunity Sites – Scattered Single Family Sites” (Exhibit A, Section 3): The Executive Director, or designee, is authorized to remove any deed restrictions on the properties, solicit and award contracts as maybe be required for the clearing of property title, environmental review, subject to all Sacramento Housing and Redevelopment Agency (Agency) procurement requirements and policies. Once properties are marketable, the Executive Director, or designee, is authorized to solicit and award contracts necessary to RFP or market and sell these properties, including appraisals and brokerage services. 58 Arden Way (APN: 275 0113 022 0000) is to be sold for non-residential use per site requirements and existing zoning. The Executive Director, or designee, is authorized to dispose of the following Housing Authority of the City owned properties:

- 1224 D Street
 - 3195 Western Avenue
 - 4137 Rio Linda Boulevard
 - 470 Carroll Avenue
 - 7045 24th Street
 - 58 Arden Way

- d. “Future Opportunity Sites – Rio Linda and A/12th Street Sites” (Exhibit A, Section 3): The Executive Director, or designee, is authorized to take actions necessary to remove any deed restriction on the properties; and to solicit and award contracts as maybe be required for the clearing of property title and environmental review subject to all Agency procurement requirements and policies. Once properties are marketable, the Executive Director, or designee, is authorized to issue an RFP for the development of these sites for residential use and return to the governing boards with recommendations for site development. Sites include 14 parcels located on Rio Linda Boulevard and North A and 12th Streets.

Section 3. The Executive Director, or designee, is authorized to apply to HUD for the removal of HUD’s Declaration of Trusts, as recorded against certain properties listed in 2 c., above.

Section 4. The Executive Director, or designee, is authorized, but not limited, to apply for grant and site planning and environmental remediation funding for eligible activities required for properties in the “Future Opportunity Site” category (Exhibit A, Section 3).

Section 5. The Executive Director, or designee, is authorized to amend the Agency budget, to accept and expend grant and site planning funding, and to accept and allocate net sale proceeds to the funding source used for the original purchase of each applicable vacant lot for those properties authorized for disposition in Sections 2a and c, above.

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Exhibit A: Vacant Lot Disposition Strategy



Sacramento Housing and Redevelopment Agency Vacant Lot Disposition Strategy

The Housing Authority of the City of Sacramento, the Housing Authority of the County of Sacramento and the Sacramento Housing and Redevelopment Agency (SHRA) currently own 61 vacant lots. These lots were originally acquired for a variety of objectives including site assembly for residential and commercial development, elimination of physical and social blight, and public housing.

In 2011, the California Legislature enacted AB 26 which dissolved of all redevelopment agencies, including the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento. As part of this legislation, the disposition of assets, including property, was mandated. The Sacramento City Council and County Board of Supervisors designated their respective Housing Authorities as the local bodies to retain the housing assets and functions previously performed by the former Redevelopment Agencies to develop affordable housing. The commercial properties became the responsibility of the respective Redevelopment Agency Successor Agencies to sell and distribute the proceeds to the various taxing entities.

The elimination of redevelopment agencies resulted in the loss of staff and tax increment financing, thereby limiting the ability to develop these sites as well as to provide assistance for their development. SHRA is now ready to begin implementing a phased disposition strategy. A team comprised of ten staff members from the Development Finance, Real Estate Services, Community Development, Construction, and Development departments reviewed and evaluated each site's history, characteristics, layout and location to determine an appropriate recommendation. The result of their findings is this document which is known as the Vacant Lot Disposition Strategy (Strategy).

Overview of Vacant Lots

The Housing Authorities of the City and County of Sacramento (Authorities) and the Sacramento Housing and Redevelopment Agency (Agency) own a total of sixty-one (61) vacant lots. These properties were acquired: 1) by the former Redevelopment Agencies to provide site assembly for affordable housing developments and/or the elimination of physical and social blight in former Redevelopment Areas, 2) by the Housing Authorities for use as public housing or potential development sites, or 3) by the Agency through the Neighborhood Stabilization Program.

Former Redevelopment Properties

There are 40 former Redevelopment Agencies owned properties now under the ownership of the Housing Authorities, 38 of which are in the City and two of which are in the County of Sacramento. In the City, there are 19 scattered lots along with an additional 19 lots at Broadway and 39th Streets,

Donner Field, San Juan Site, and Rio Linda Super Block. The two sites in the County are on Elkhorn Boulevard, and Stockton Boulevard.

Housing Authority Properties

There are 16 vacant properties owned by the Housing Authorities which were not acquired as a part of redevelopment efforts (12 in the City and four in the County of Sacramento). These include:

- eight single family homes once utilized as public housing units that were demolished due to major systems/structures reaching the end of their useful life, and rehabilitation costs exceeding the amount that the United States Department of Housing and Urban Development (HUD) would reimburse. All properties, with the exception of Acacia Avenue, require removal of HUD Declarations of Trusts prior to disposition.
- four properties on Coral Gables Court (3 lots) and Odea Drive(one lot) which were originally purchased for the development of affordable housing
- four properties on A Street that were purchased by the City Housing Authority to house a future social service complex. These properties require environmental remediation

Neighborhood Stabilization Properties

Five properties were purchased under the Neighborhood Stabilization Program (NSP) for site assembly and development (three in the City and two in the County). As part of the NSP Property Recycling Program (PRP), approved by the City in 2009, the Agency was authorized to purchase real estate owned properties for redevelopment, demolition, and land banking for future redevelopment efforts. The properties include 201 Nimitz, 46th and Lang Avenue, and three properties on Young Street which are part of the San Juan opportunity site.

Recommendation

The Vacant Lot Disposition Strategy is organized as a phased approach to selling the properties and supporting the development of affordable housing. The Strategy is organized into three categories which include:

- Immediate Sale
- Affordable Housing Opportunity Sites
- Future Opportunity Sites

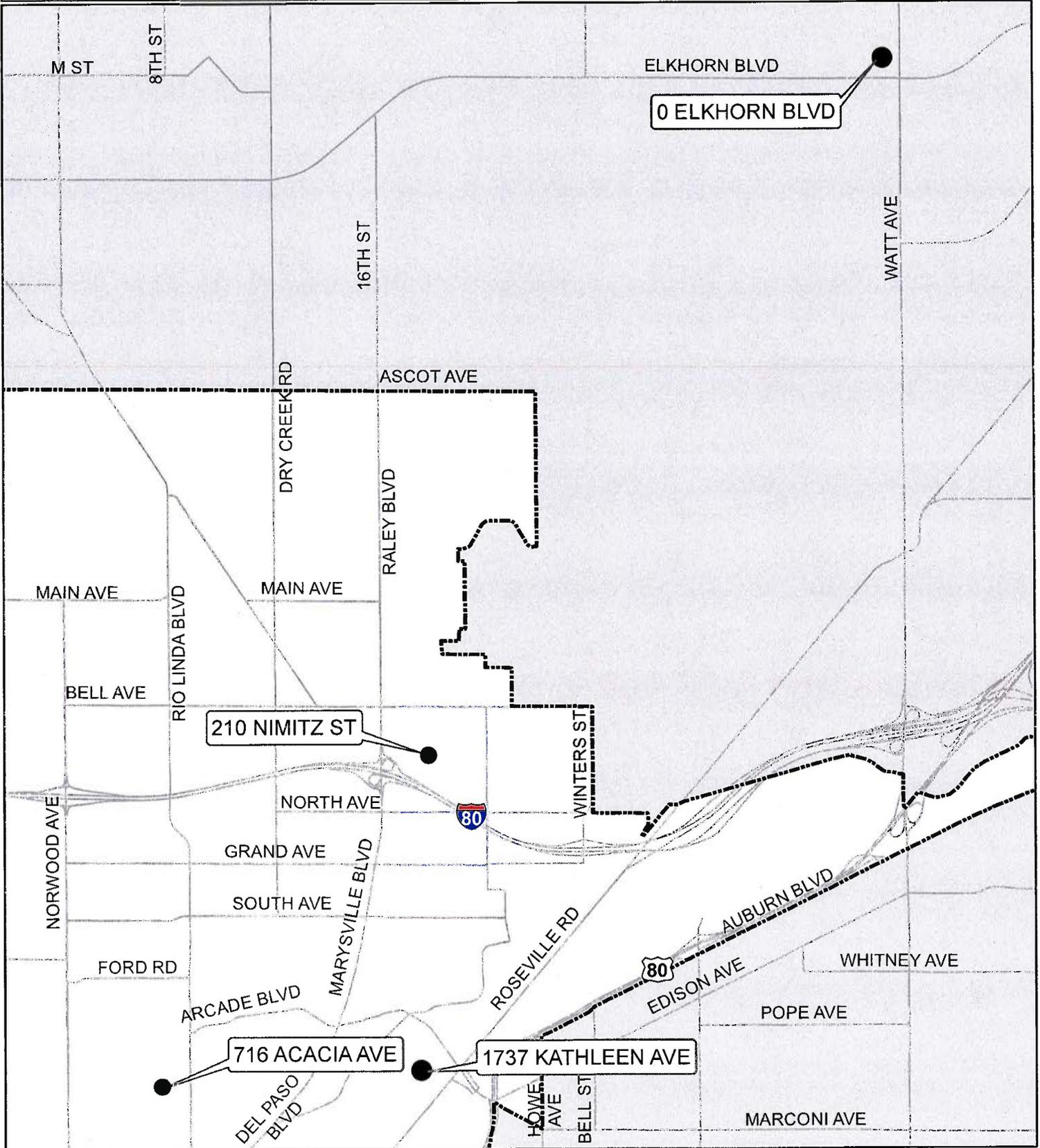
Immediate Sale

Seven properties included in this category will be sold immediately at fair market value due to several factors, including (i) there are minimum obstacles to disposition, and (ii) the properties are free of environmental contamination.

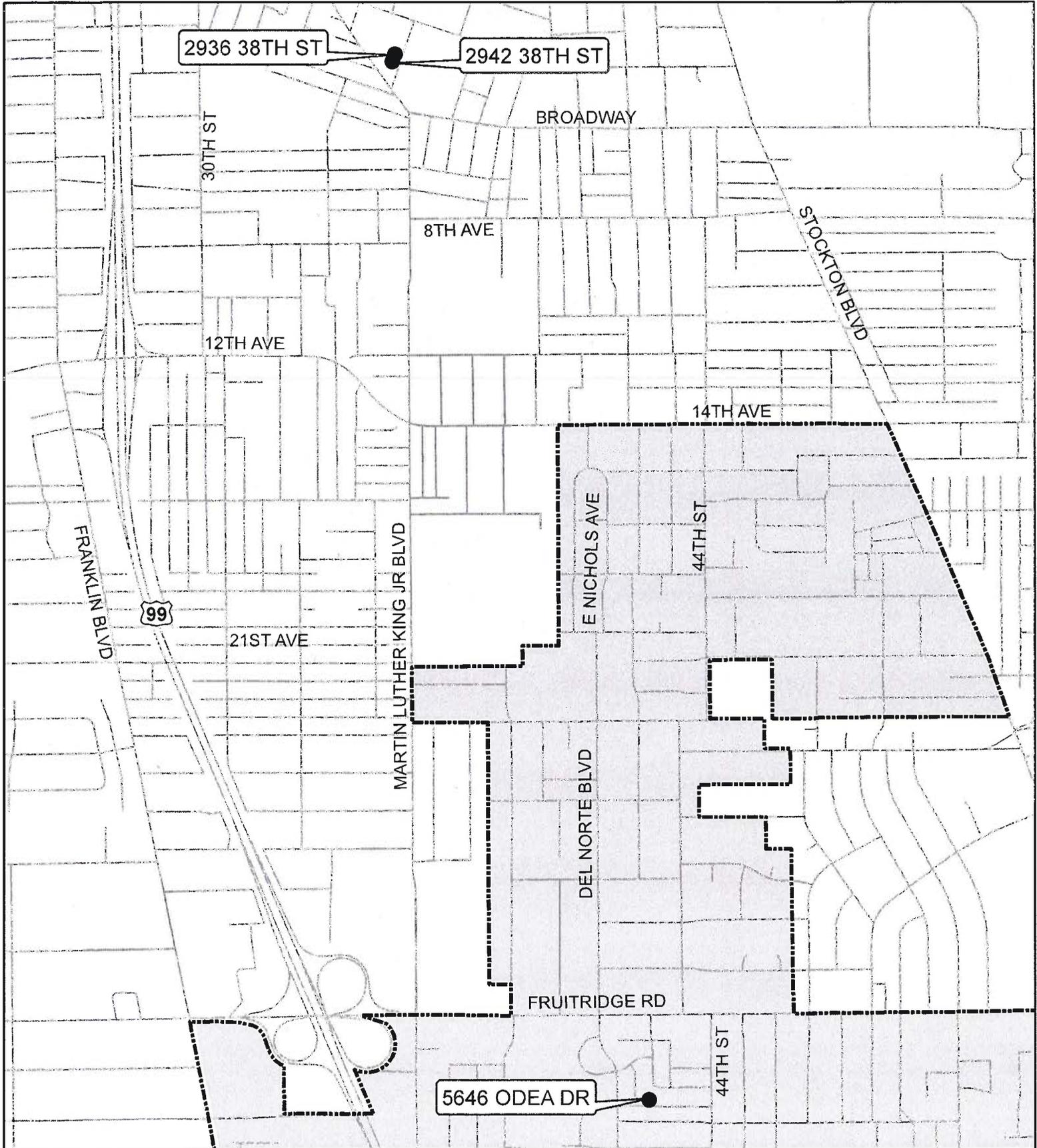
SHRA will dispose of these vacant lots through a real estate broker. Sale proceeds will be returned to the original funding source used in the acquisition.

Address	Owner	Zoning	Size (Acres)	Neighborhood
Elkhorn Blvd (near Watt Ave)	Housing Authority (County)	SPA (residential, commercial or office use)	1.00	North Highlands
1737 Kathleen Ave	Housing Authority (City)	RMX (residential, commercial or office use; maximum 60 units/net acre)	0.68	North Sacramento
210 Nimitz St	SHRA	R-1A-SPD (single-family or duplex)	0.10	Parker Holmes
2936 38th St	Housing Authority (City)	R-1 (single-family)	0.06	Oak Park
2942 38th St	Housing Authority (City)	R-1 (single-family)	0.06	Oak Park
5646 Odea Dr	Housing Authority (County)	RD20 (maximum 20 units/net acre)	0.59	Fruitridge Pocket
716 Acacia Ave	Housing Authority (City)	R-1 (single-family)	0.17	North Sacramento

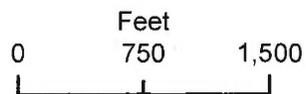
Immediate Sale Sites (North)



Immediate Sale Sites (South)



- Sacramento County
- City of Sacramento
- Vacant Lot



Affordable Housing Opportunity Sites

A total of 31 vacant lots have been identified as available for development, including five large sites. The five large sites provide more significant development opportunity sites and/or have recorded regulatory agreements requiring affordable housing to be developed.

A Request for Proposals (RFP) will be issued for 14 single family lots in Oak Park and Del Paso Heights with the goal of constructing new homes which will be sold to income eligible owner occupants. The larger sites will be developed through various options, including public-private partnerships. Development partners will be identified through the issuance of RFPs. Each site's development will be dependent upon developer interest as well as funding availability. Additionally, the development process at each location will include a community engagement process with residents, neighborhood and business associations. Detailed information on these 31 parcels is outlined below.

Site One - 46th Street and Lang Avenue

The 46th Street and Lang Avenue site is located south of 47th Avenue and east of Highway 99 in a residential neighborhood surrounded by single-family homes and multi-family complexes in the south area of unincorporated County of Sacramento.

SHRA loaned funds to a non-profit developer to finance the acquisition of the parcel for construction of affordable housing. When this proposed development was not completed, SHRA took title to the parcel in 2001.

Address	Owner	Zoning	Size (Acres)	Neighborhood
46th St (near Lang Ave)	Housing Authority (County)	Split zoning - RD-5 (east): office, commercial, retail, and residential; RD20 (west): office, commercial, retail, and residential multi-family up to 20 units/net acre	7.06	Parkway North

Site Two - Broadway and 39th Street

The site is comprised of five parcels in Oak Park on the southeast corner of Broadway and 39th Street. The site was to be developed as affordable housing as part of a larger project known as The Arbors (southeast corner of Broadway and Martin Luther King Jr. Boulevard). Due to community concerns, SHRA modified the overall development strategy for the site. As a result, The Arbors, a 55-unit affordable senior housing development was constructed in 2013, but this half acre site was not included and was retained for future single family home ownership.

Address	Owner	Zoning	Size (Acres)	Neighborhood
3021 39th St	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.06	Oak Park
3023 39th St	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.06	Oak Park

Address	Owner	Zoning	Size (Acres)	Neighborhood
3025 39th St	Housing Authority (City)	R-1 (single-family)	0.16	Oak Park
3900 Broadway	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.08	Oak Park
3908 Broadway	Housing Authority (City)	C-1-SPD (residential with limited commercial; maximum 30 units/net acre)	0.19	Oak Park
Total			0.55	

Site Three - Coral Gables

The site is a cluster of three lots located on Coral Gables Court immediately adjacent to privately owned affordable housing and Housing Authority public housing.

Address	Owner	Zoning	Size (Acres)	Neighborhood
49 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.30	Meadowview
63 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.35	Meadowview
81 Coral Gables Ct	Housing Authority (City)	R-3-R (multi-family; maximum 30 units/net acre)	0.22	Meadowview
Total			0.87	

Site Four - Donner Field

The Donner Field site is a single lot located west of Stockton Boulevard, bounded by 8th and 9th Avenues on the north and south, 45th Street on the west, and the former Donner school building on the east. It is anticipated that the site will be leased to the Fortune School of Education through November 2017.

The site was acquired in 1985 from the City of Sacramento. RFPs for development were previously issued, but due to various reasons development has not been feasible.

Address	Owner	Zoning	Size (Acres)	Neighborhood
4501 9th Ave	Housing Authority (City)	RO-SPD (residential, commercial or office use; maximum 36 units/net acre)	1.23	Oak Park

Site Five - San Juan

The site is comprised of seven lots located on Stockton Boulevard and Young Street, just south of Fruitridge Road. A total of eight parcels in the City and County were purchased to eliminate the blighting influence that the San Juan Motel and Mobile Home Park had on Stockton Boulevard and to assemble a larger site for a high quality development project. The County Redevelopment Successor Agency owns the former San Juan Motel site which is surrounded by these parcels.

Address	Owner	Zoning	Size (Acres)	Neighborhood
5716 Stockton Blvd	Housing Authority (County)	SPA (industrial or commercial use; RD-5 zoning allowing residential available as an alternative)	1.28	Stockton Boulevard
5258 Young St	Housing Authority (County)	RD20 (multi-family; maximum 20 units/net acre)	1.09	Stockton Boulevard
5266 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5270 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5300 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5320 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.13	Stockton Boulevard
5340 Young St	Housing Authority (City)	R-3 (multi-family; maximum 30 units/net acre)	0.11	Stockton Boulevard
Total			3.00	

Scattered Sites - Del Paso Heights and Oak Park

SHRA intends to issue an RFP for these 14 scattered vacant lot sites within the Del Paso Heights and Oak Park neighborhoods. Since the 1980's, numerous vacant homes and parcels were purchased for the development of single family homes to increase the supply of affordable housing in the Del Paso Heights and Oak Park Redevelopment Areas and to eliminate blight caused by irregular and vacant lots and problematic liquor stores. Homes will to be sold to households earning not more than 110% of area median income.

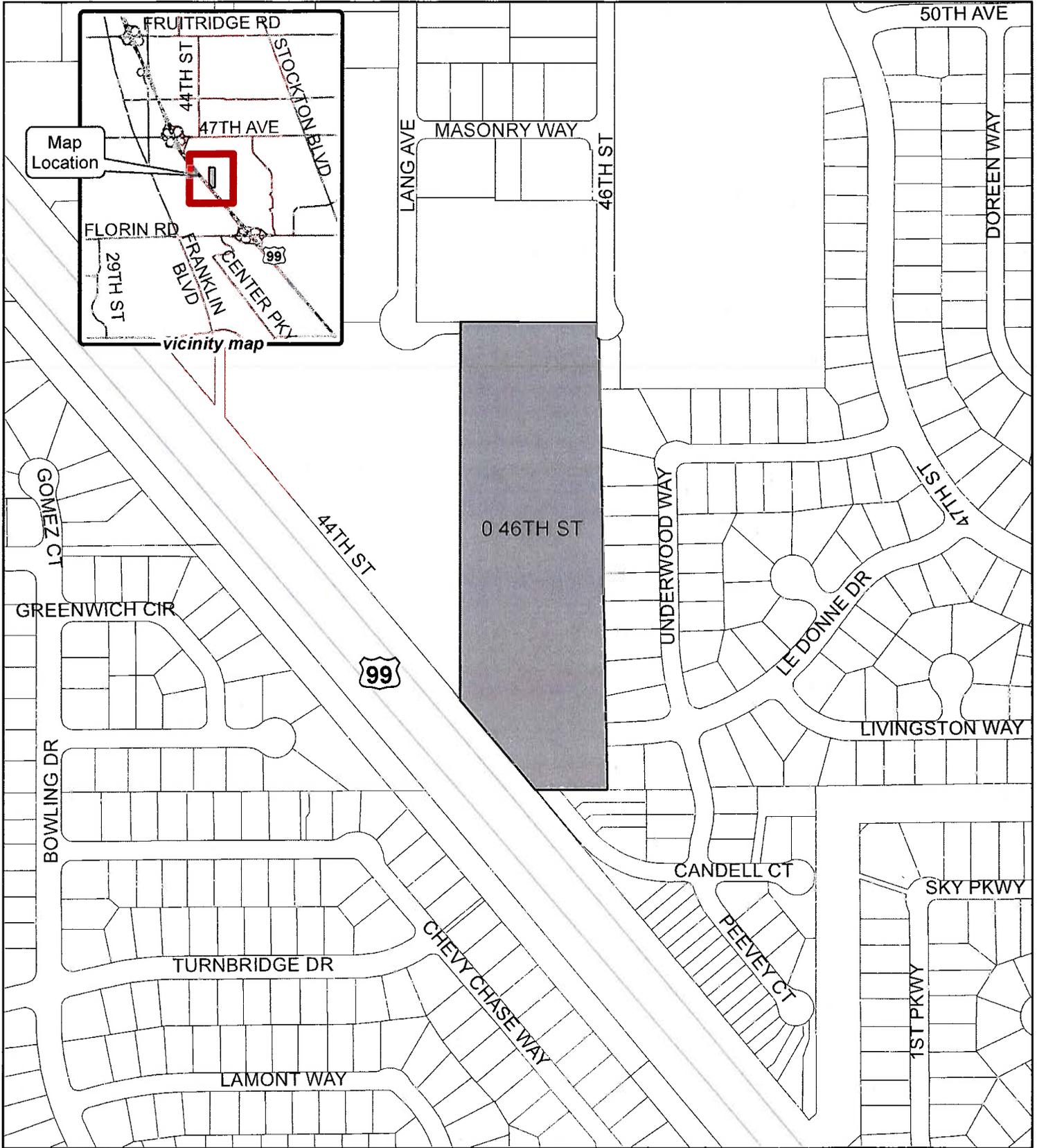
Address	Owner	Zoning	Size (Acres)	Neighborhood
3801 Altos Ave	Housing Authority (City)	RO (residential, commercial or office use; maximum 36 units/net acre)	0.16	Del Paso Heights
3805 Altos Ave	Housing Authority (City)	RO (residential, commercial or office use; maximum 36 units/net acre)	0.16	Del Paso Heights

Address	Owner	Zoning	Size (Acres)	Neighborhood
3845 Altos Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.10	Del Paso Heights
741 Grand Ave	Housing Authority (City)	RO-SPD (residential, commercial or office use; maximum 36 units/net acre)	0.14	Del Paso Heights
2536 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.09	Oak Park
2627 36th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2629 36th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2708 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
2718 37th St	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.07	Oak Park
3240 8th Ave	Housing Authority (City)	R-1 (single-family)	0.14	Oak Park
3536 20th Ave	Housing Authority (City)	R-1 (single-family)	0.10	Oak Park
3550 40th St	Housing Authority (City)	R-1 (single-family)	0.15	Oak Park
3700 2nd Ave	Housing Authority (City)	R-1 (single-family)	0.14	Oak Park
3900 4th Ave	Housing Authority (City)	R-1 (single-family)	0.11	Oak Park



Affordable Housing Opportunity Site

46th St and Lang Site

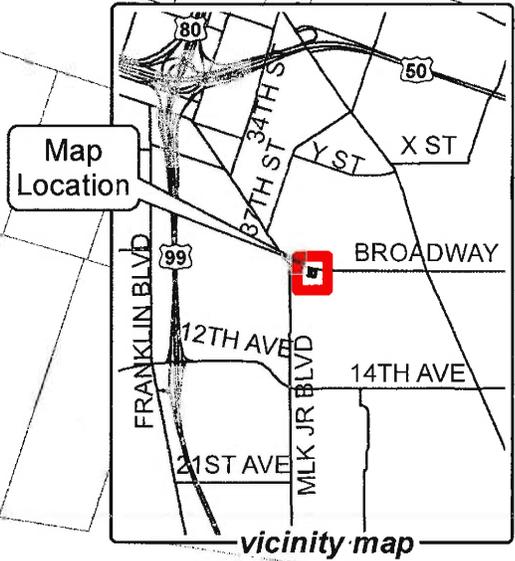
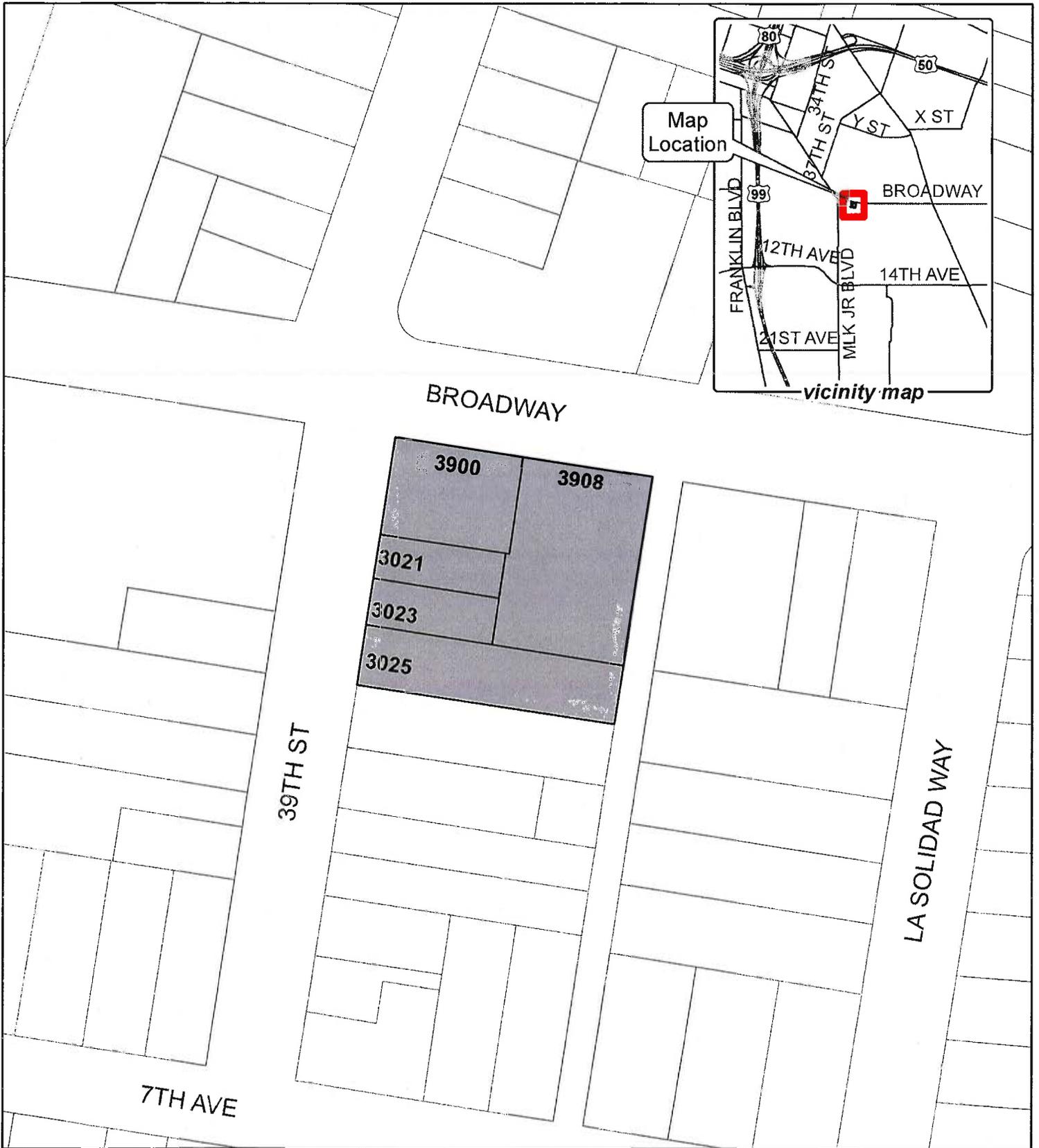


Vacant Lot

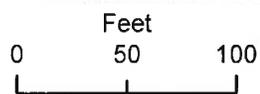




Affordable Housing Opportunity Site Broadway and 39th St Site



 Vacant Lot





Affordable Housing Opportunity Site Donner Field Site



Map
Location

7TH AVE

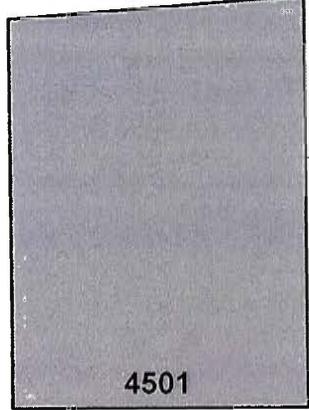
7TH AVE

8TH AVE

STOCKTON BLVD

8TH AVE

45TH ST



4501

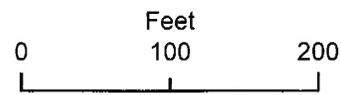
9TH AVE

44TH ST

10TH AVE



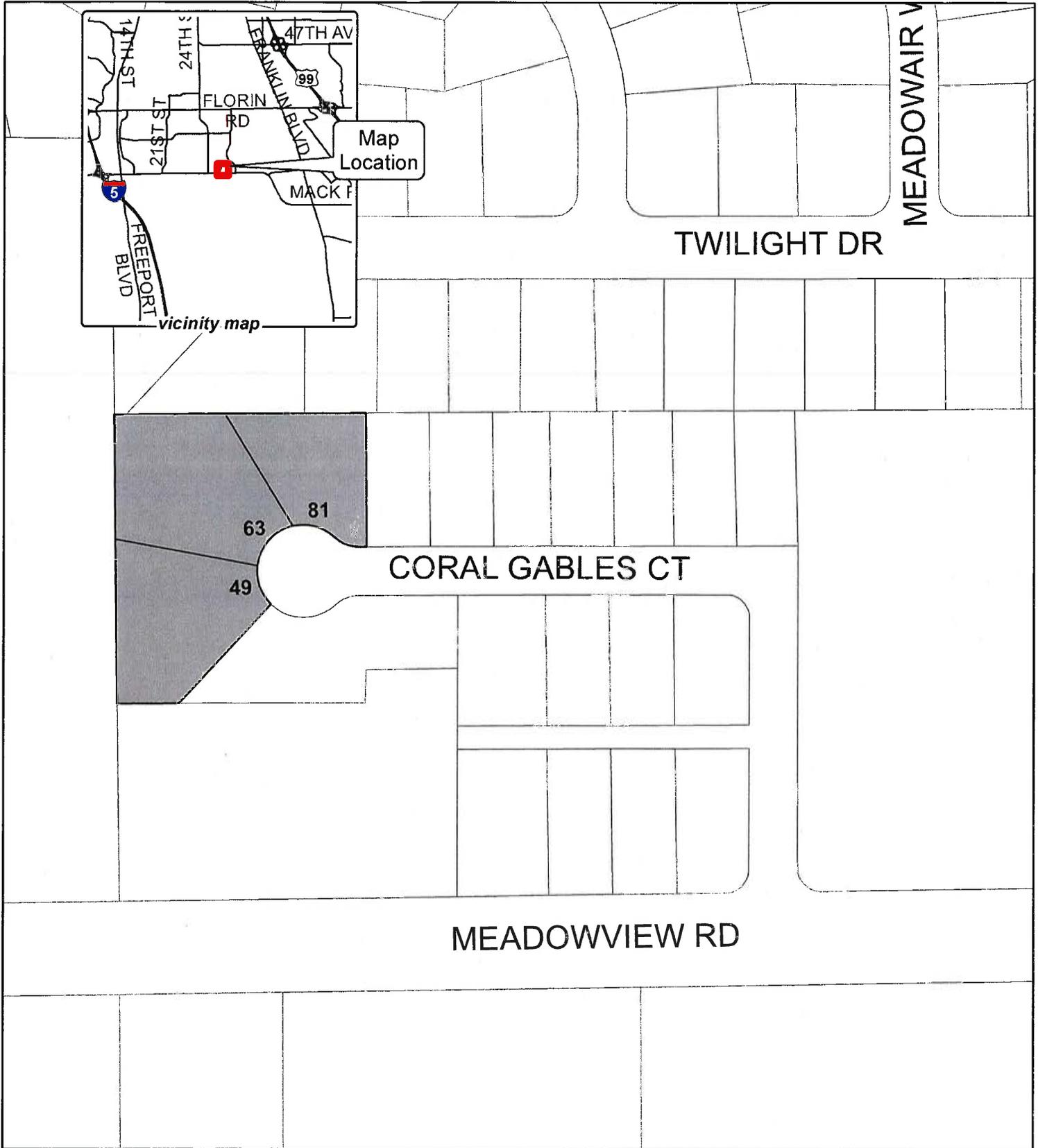
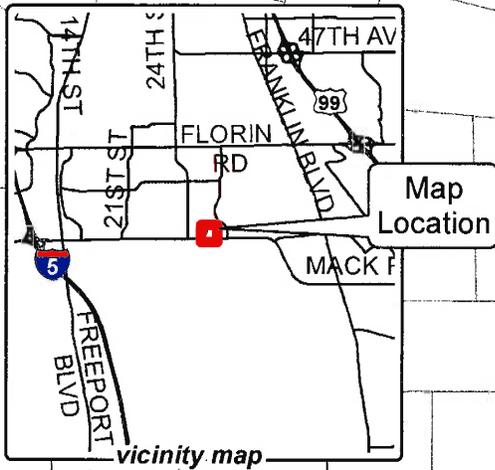
Vacant Lot





Affordable Housing Opportunity Site

Coral Gables Site



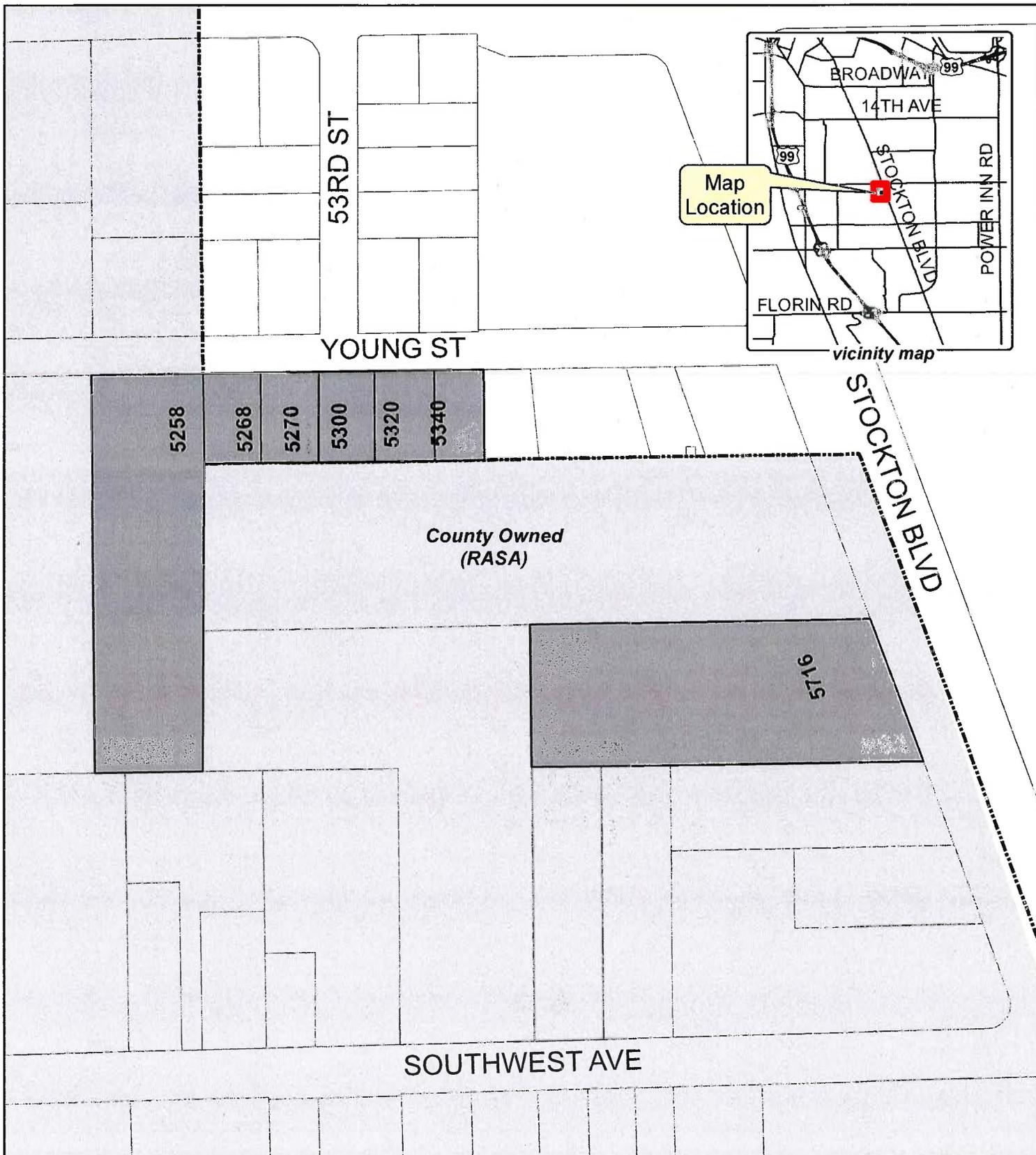
Vacant Lot



SHRA GIS
August 20, 2016



Affordable Housing Opportunity Site San Juan Site



Sacramento County
 Vacant Lot

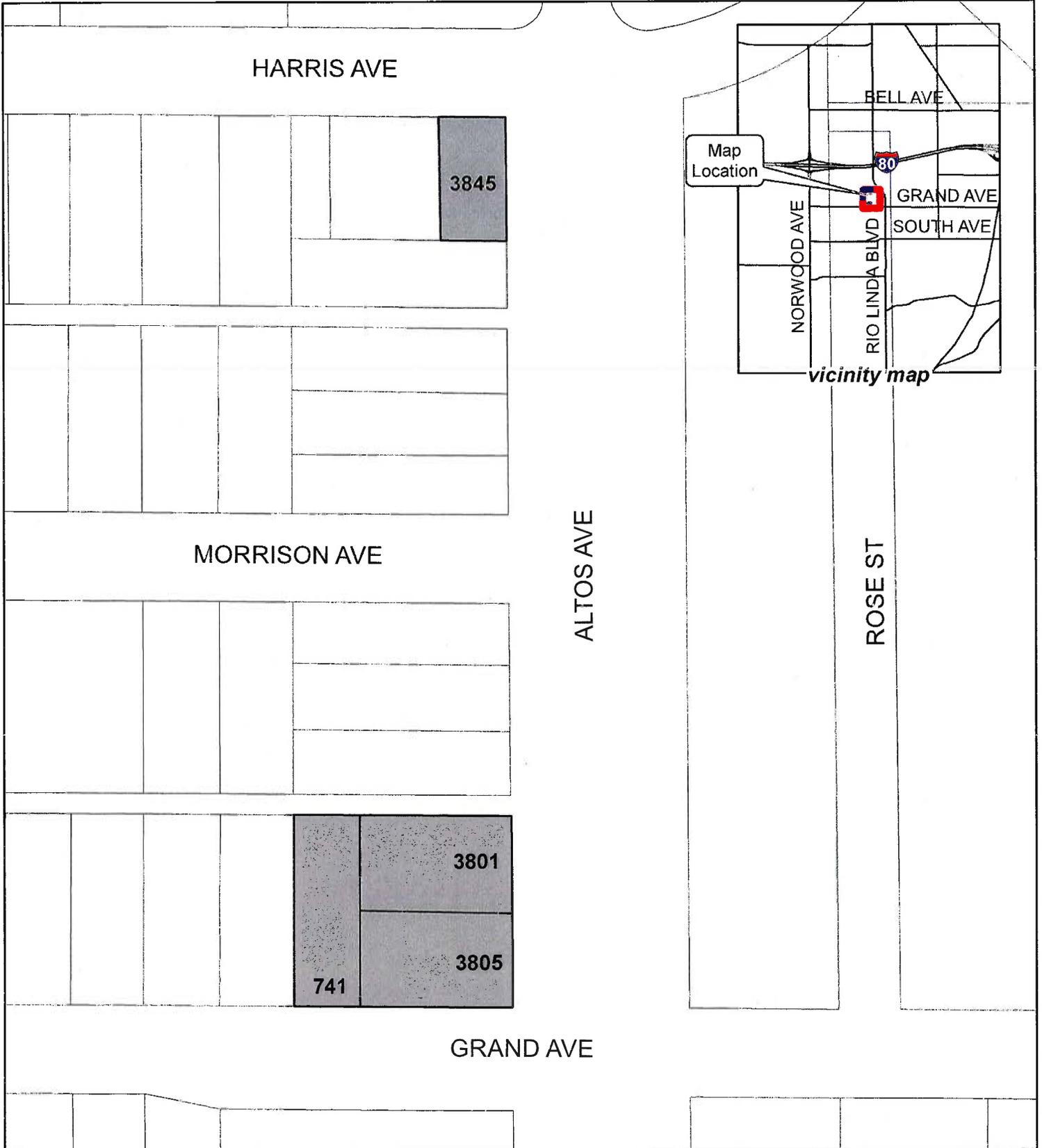
City of Sacramento

0 Feet 200
 100

SHRA GIS
 August 10, 2016
 Page 26 of 34
 14



Affordable Housing Opportunity Site Del Paso Heights Scattered Sites

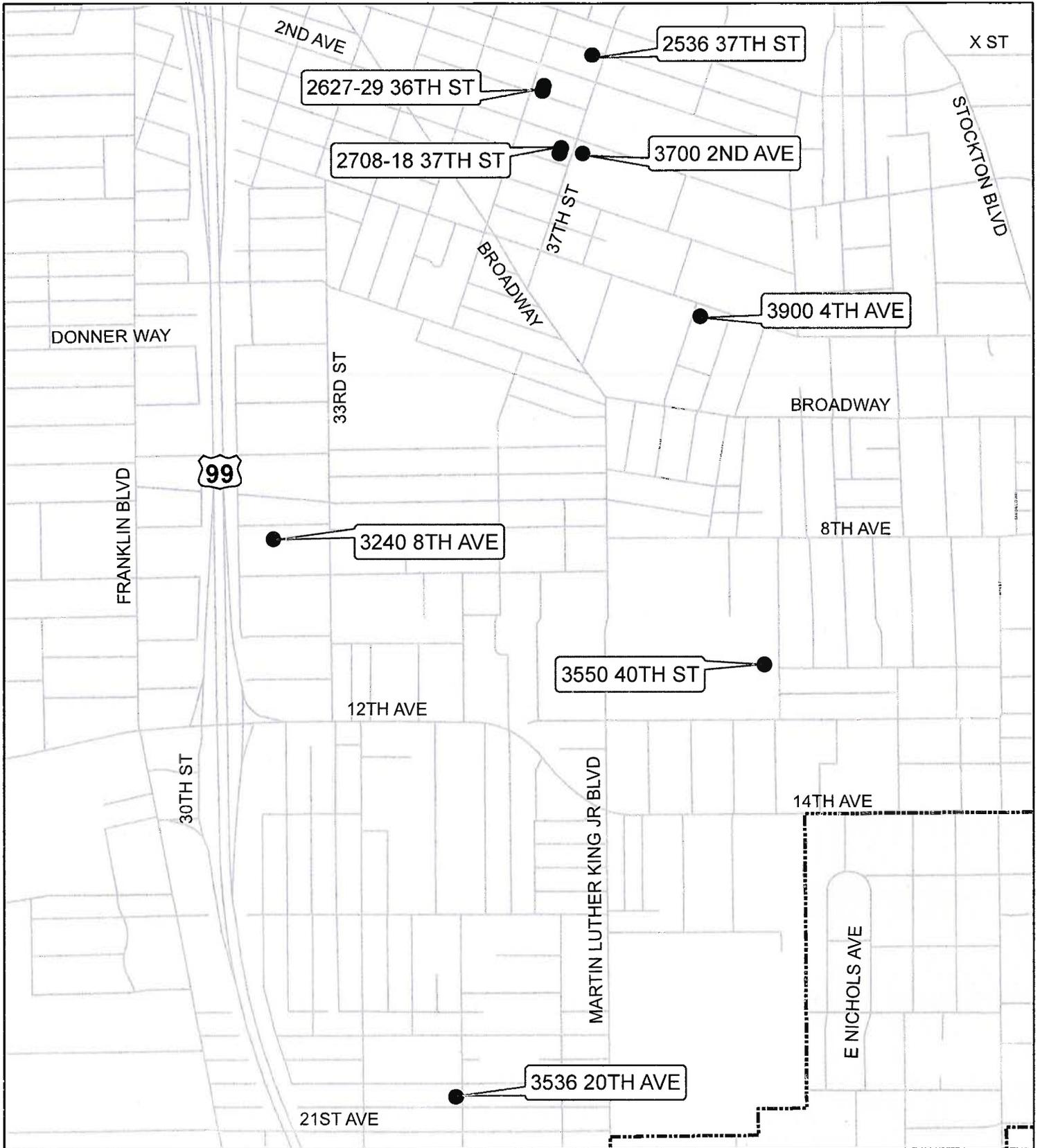


Vacant Lot





Affordable Housing Opportunity Site Oak Park Scattered Sites



Sacramento County

● Vacant Lot



City of Sacramento



SHRA GIS
September 2, 2016

Future Opportunity Sites

There are 23 vacant lots which require environmental remediation, have title issues or require the removal of a DoT before development can occur. This category includes two development opportunity sites and several scattered lots.

Rio Linda Boulevard Site

The Rio Linda Boulevard site is comprised of ten lots located in Del Paso Heights. It is bordered by Roanoke Avenue and South Avenue to the north and south respectively, Altos Avenue to the west and Rio Linda Boulevard to the east.

The sites were originally acquired in 1990 for the development of affordable housing. SHRA intends to clear this project site of environmental and title issues in order to develop for-sale single-family homes.

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
0000 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
0000 South Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	1.52	Del Paso Heights	Environmental
3601 Rio Linda Blvd	Housing Authority (City)	RMX (residential, commercial or office use; maximum 60 units/net acre)	0.28	Del Paso Heights	Environmental, Title
3605 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3617 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3621 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.09	Del Paso Heights	Environmental
3629 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
3633 Rio Linda	Housing Authority	R-2A (multi-family;	0.14	Del Paso Heights	Environmental

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
Blvd	(City)	maximum 17 units/net acre)			
3637 Rio Linda Blvd	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.14	Del Paso Heights	Environmental
801 South Ave	Housing Authority (City)	R-2A (multi-family; maximum 17 units/net acre)	0.46	Del Paso Heights	Environmental
Total			3.18		

A Street Site

The North A/12th Street site is comprised of four lots located in the River District. The parcels are land locked and immediately adjacent to the Salvation Army. These parcels were purchased in 1989 and 1990 as part of the Housing Authority's efforts to acquire property for a social service campus. Other properties purchased during this time were developed for housing and office space for social service providers. Following environmental cleanup of the sites, SHRA will dispose of the sites through an RFP process.

Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
0000 A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.25	River District	Environmental
111 N 12th St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.34	River District	Environmental
1221 North A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.18	River District	Environmental
1223 North A St	Housing Authority (City)	C-4-SPD (heavy commercial)	0.18	River District	Environmental
Total			0.96		

Scattered Sites

There are nine properties which require environmental remediation, have title issues, or require the removal of a DoT. These sites will be sold following the resolution of the issues through an RFP or real estate broker.

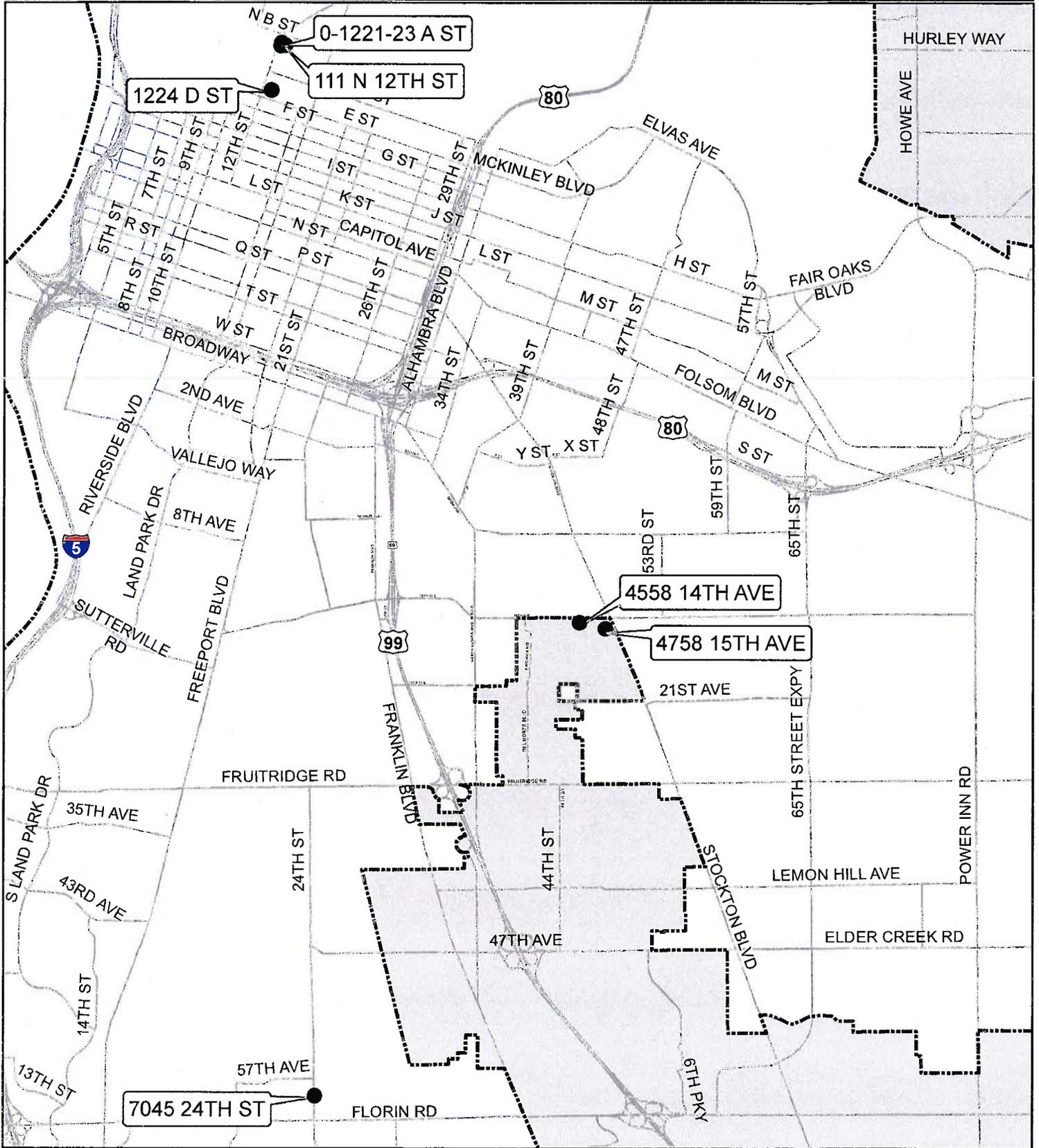
Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
1224 D St	Housing Authority (City)	R-3A (multi-family; maximum 36 units/net acre)	0.15	Alkali Flat	Environmental
3195 Western Ave	Housing Authority (City)	R-2 (single-family or duplex)	0.13	Strawberry Manor	HUD DoT
3905	Housing	R-1 (single-family)	0.15	Del Paso	HUD DoT, Title

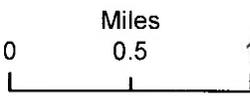
Address	Owner	Zoning	Size (Acres)	Neighborhood	Issue Type
Alder St	Authority (County)			Heights	
4137 Rio Linda Blvd	Housing Authority (City)	R-1 (single-family)	0.39	Del Paso Heights	HUD DoT
4558 14th Ave	Housing Authority (County)	RD20 (multi-family; maximum 20 units/net acre)	0.67	Oak Park	HUD DoT
470 Carroll Ave	Housing Authority (City)	R-1A-SPD (single-family or duplex)	0.50	Del Paso Heights	HUD DoT
4758 15th Ave	Housing Authority (County)	RD-5 (residential single- family or duplex, office, commercial, and retail)	0.10	Oak Park	HUD DoT
7045 24th St	Housing Authority (City)	R-3-EA-4 (maximum 30 units/net acre; subject to Airport Land Use Commission Law)	0.11	Woodbine	HUD DoT
58 Arden Way	Housing Authority (City)	M-1-SPD (manufacturing)	1.03	North Sacramento	Environmental



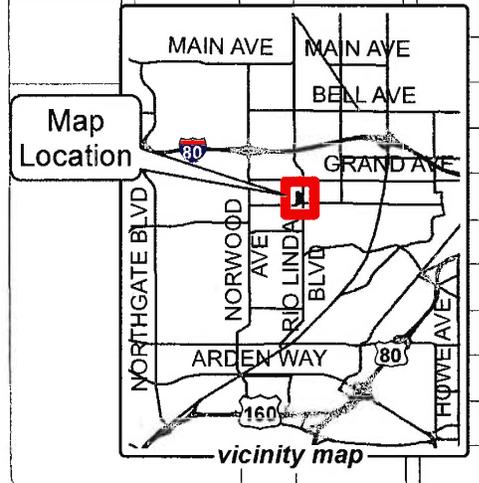
Future Opportunity Site

North A St / 12th St Site and Scattered Sites (South)



	Sacramento County		Vacant Lot		
	City of Sacramento				

Future Opportunity Site Rio Linda Site



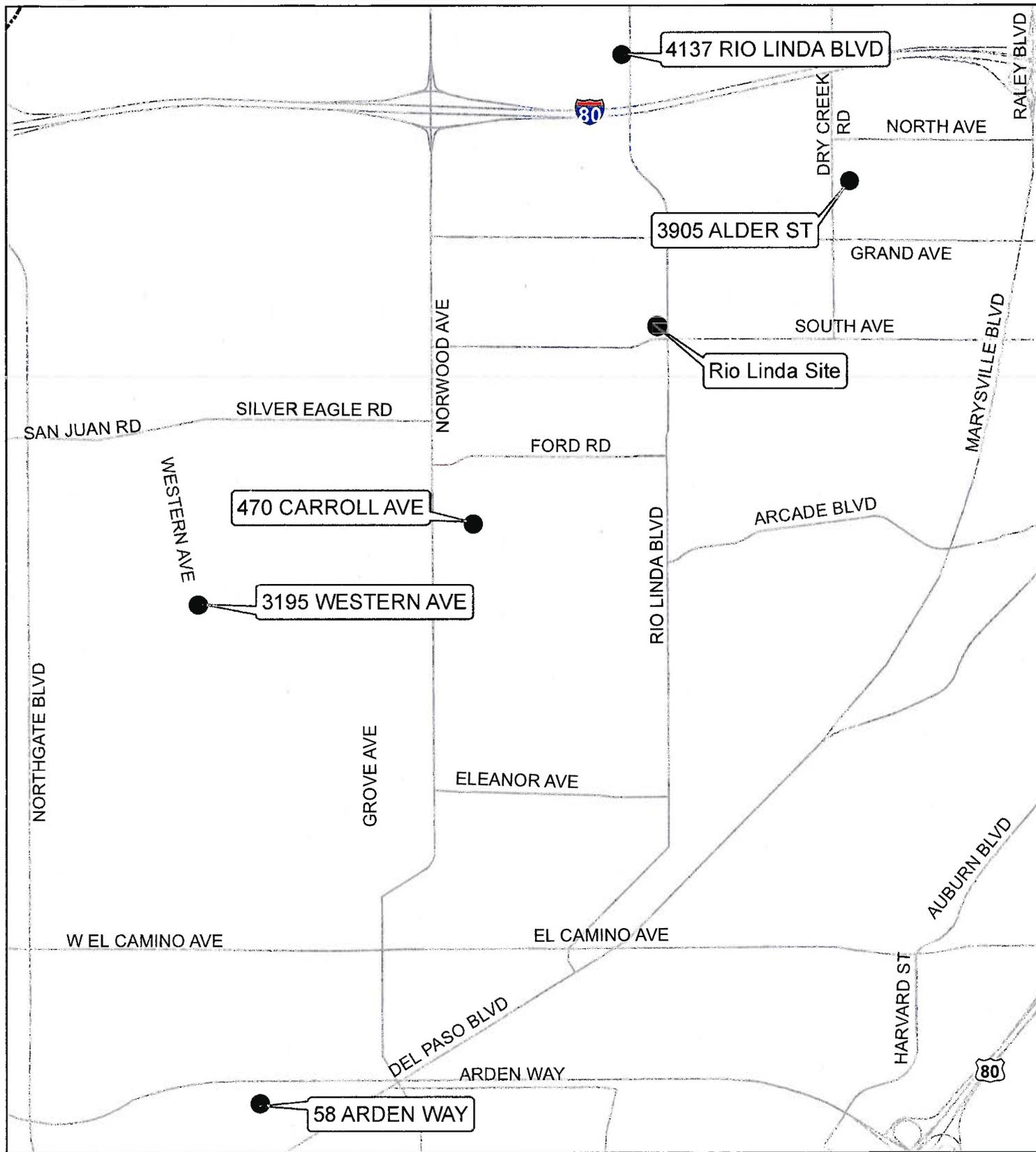
0	801	3637
		3633
		3629
		3621
		3637
		0
		3605
		3601



Vacant Lot



Future Opportunity Site Scattered Sites (North)



● Vacant Lot

